

FOR LEASE

Midtown Doral 2nd Generation Restaurant

Restaurante Segundo Generación – Cocina Completa Instalada

Fully Built Out – Hood, Grease Trap, Bar, 300 Seats – Ready to Open

7835 NW 107th Ave, Doral, FL 33178



Property Highlights

- ±6,500 SF indoor + outdoor dining for a restaurant space directly supported by a **fully operational professional kitchen** – 300 seats, hood, grease trap, and equipment in place
- Built-in customer base with **1,800+ units within 1-mile**, access to 276 retail parking spaces, and an established dining corridor
- **Desirable co-tenancy** with Altamura Trattoria, Echate Palla, Club Pilates, Renzo Gracie Jiu-jitsu, 4d Gelato, El Churrascaso Grill, etc.

Turnkey / Faster Opening Advantage

- Avoid **\$150-250/sf** ground-up buildout costs
- Open months faster versus new construction
- Existing kitchen + bar infrastructure in place
- Prior restaurant approvals reduce permitting risk
- Ideal for expansion or second location rollout
- Economies of scale

Offering Summary

Asking Rent + CAM:	\$50.00 + \$13.00
Size SF:	±6,500 SF + Outdoor Patio
Type:	2 nd Gen Restaurant
Infrastructure:	Grease Trap + Hood + Professional-Grade Equipment
Lease Type:	NNN

Lease Structure

Term:	5-10 + (2) 5 Yr Option
Monthly Rent (Gross)*:	\$34,125
Annual Rent (Gross)*:	\$409,500

*Gross Rent Includes Base Rent and CAM

